

TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE



**FISCAL NOTE**

**HB 1914 - SB 1896**

February 1, 2020

**SUMMARY OF BILL:** Restricts the width of a private easement or right-of-way for the purpose of ingress and egress and extending utility lines to 15 feet in counties with a metropolitan form of government and to 20 feet for all others. Authorizes courts to award attorney fees to the defending landowner in an action for an easement or right-of-way brought by a private person owning land obstructed entirely from a public road. Specifies that there is no right to have an easement or right-of-way condemned and set aside for the benefit of the land surrounded or enclosed by the lands of any other person if the ingress or egress to and from the land is cut off or obstructed entirely from a public road or highway as a result of the intentional and knowing action of the owner of the surrounded or enclosed land.

**ESTIMATED FISCAL IMPACT:**

**NOT SIGNIFICANT**

Assumptions:

- Any impact resulting from this legislation will be borne by private parties to civil actions.
- This legislation will not significantly impact courts' caseloads. Any fiscal impact to state or local government is estimated to be not significant.

**CERTIFICATION:**

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Krista Lee Carsner".

Krista Lee Carsner, Executive Director

/jmg